

MONO COUNTY  
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE  
**Public Works, Community Development, Environmental Health**  
(Other departments may attend as needed)

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**LDTAC AGENDA**

Monday, February 5, 2007 – 1:15 P.M.  
Public Works Conference Room, Annex I ~ Bridgeport, California  
(Sorry, no video conferencing available.)

**\*TENTATIVE START TIMES** (see note below)

**1. PUBLIC COMMENT**

**2. ACTION ITEMS:**

**\*1:15 P.M.**

**USE PERMIT 06-01/Dykes.** The proposal is to operate a transient rental business on APNs 01-210-01 and -02. A building permit has been approved for renovation of three existing units on the parcel. The parcels are located on the west side of U.S. 395 along Topaz Lake, several hundred yards from the Nevada border. The applicant owns both properties and has applied for transient use of the four units (three on parcel -01 and one on parcel -02) encompassing both properties. The General Plan designation is Mixed Use (MU). *Staff: Greg Newbry*

**\*1:45 P.M.**

**PARCEL MAP/LOT LINE ADJUSTMENT/Fesko.** The proposal is for the division and adjustment of APNs 02-060-28, -29, -30 & -31, totaling 54.837 acres, readjustment of three parcels and creation of four parcels of about five acres each. The property is located along the west side of U.S. 395 in Antelope Valley at the Meadowcliff motel and restaurant. The General Plan designation is Rural Resort (RU). *Staff: Keith Hartstrom/Gwen Plummer*

**3. APPLICATION COMPLETENESS REVIEW:**

**\*2:15 P.M.**

**PARCEL MAP 37-187/Maddock.** The proposed project on 76 acres (APN 25-200-31) consists of four residential lots (10.06, 13.06, 18.80 and 34.52 acres) with individual wells and septic systems. The property is located west and east of U.S. 6 in Hammil Valley, about 15 miles north of the Inyo/Mono county line. The General Plan designation is Rural Residential with a 10-acre minimum lot size (RR 10). *Staff: Haven Kiers*

**\*2:45 P.M.**

**REVISED SPECIFIC PLAN & TENTATIVE TRACT MAP 37-59/Hooper.** The proposed Rock Creek Canyon project, in Paradise on 29 acres (APN 26-330-03), would divide the parcel into 15 lots: lots 1-7 on the lower portion range from 9,235 sf to 1.0 acre, and lots 10-15 on the upper portion range from 3.05 to 5.7 acres. Private roads would provide access to the lower and upper lots, and a recreation easement on the upper road would allow continued access to bikes and pedestrians. Established building envelopes are proposed for lots 10-15. The site is the old Paradise Lodge and Resort that included approximately 22 cabins, RV and mobile-home sites. Lower Rock Creek runs through the property. The General Plan designation is Rural Resort (RU). *Staff: Gerry Le Francois*

**4. PREAPPLICATION:**

**\*3:45 P.M.**

**TRACT MAP/USE PERMIT/Heck.** The proposal is for a 10 unit condominium project in three buildings on 25,000 sq. ft. (APNs 15-105-32 and -33) located in the community of June Lake on the north side of Granite Avenue between Bruce and Alderman streets. The General Plan designation is Commercial Lodging High (CL-H). *Staff: Keith Hartstrom*

***More on back...***

**5. WORKSHOP:** No items.

**6. ADJOURN: NOTE:** The next meeting will be held **Tuesday, Feb. 20**, due to Presidents Day on Monday.

For questions on the above projects, call Community Development at (760) 932-5425 or 924-1800.

**\*NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

**WHAT IS THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE?**

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, providing the public an early opportunity to participate in project review, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.